

Workingmen's Houses,  
Catherine Wilson House  
678 Dodge Street  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-159-AV

HABS  
IOWA,  
31-DUBU,  
14-AV-

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**PHOTOGRAPHS  
HISTORICAL AND DESCRIPTIVE DATA**

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Historic American Buildings Survey  
Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P.O. Box 25287  
Denver Colorado 80225

Workingmen's Houses,

## Catherine Wilson House

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Site Location: 678 Dodge Street  
Dubuque, Dubuque County, Iowa  
DOT designation: Resource Site No. 3.12  
Cadastral grid: NW1/4 SE1/4 S25 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
UTM coordinates: 15.691610.4706780  
Lot dimensions: 33'x 100': .08 acre  
Lot description: West 1/2 of Lot 12 and Lot 13  
of Newman, Cooper and Smyth's  
Subdivision of Out Lot 695

Present Owner: Iowa Department of Transportation  
Present Usage: vacant  
Present Condition: fair

Overall Dimensions: 14'6"x 45'; two stories  
Orientation: northwest  
Architectural Plan type: rectangular; two story.  
Description: Foundation: coursed limestone perimeter walls.  
Structure: wood frame  
Ext. walls: asbestos-cement shingles over beveled wood siding; second floor overhangs first on northeast side.

Roof: moderately pitched front gable over main block; shallowly pitched hip over front porch; 3-tab asphalt shingles throughout.

Chimneys: one brick interior chimney, offset on west roof slope.

Dormers: none

Windows: 2/2 double hung sash; plain casings, hood molds and slip sills; three-bay facade.

Openings: single-leaf entrance centered on front; simple side entrance on northeast side of rear addition.

Porches: Full-width, single-story front porch, which overhangs first story by 18"; four square wood posts support hipped roof, which is covered in 3-tab asphalt shingles; asbestos-cement siding on apron; 7 wood steps with an open handrail lead up to the porch and latticework surrounds the crawl space.

Details: boxed and molded cornices on main block and front porch roofs.

**Construction Date :** c.1875

**Architecture style:** Gable ended box

**Physical History :** In 1869 prominent Dubuque capitalists and real estate speculators A.A. Cooper, William Newman and Edward Smyth subdivided the north part of Out Lot 695 into fourteen residential lots. In September 1879 Catherine Wilson, widow of Richard P. Wilson, purchased Lot 13 from the developers for the standard undeveloped land price of \$250. Although the land transfer occurred at this time, it is likely that Wilson had constructed the house some time before and leased the land; most of the surrounding dwellings were built under similar circumstances. Catherine Wilson never remarried and lived here for almost 34 years after buying the property, taking in boarders in the later years. In 1913 she sold the house to Bernice M. Hayes for \$1, plus love and affection, perhaps indicating a family relationship. Hayes also lived here, unmarried, until selling the property in 1941 to Clarence and Angela Gilligan. Angela Gilligan retained title to the property until recently selling it to the Iowa Department of Transportation for demolition.

The building has undergone extensive alterations since its initial construction. The overhang on the northeast side and the mis-alignment of the three bays on the facade suggest that the house was built as a single-story building, with the second floor and front porch added later. Additionally, a two-story addition has been built on the rear, the windows have apparently been changed, asphalt shingles have been installed on the roof, and asbestos-cement shingles have been installed on the exterior walls.

**Significance:** Though altered, The Catherine Wilson House is representative of the gable-end dwellings built along lower Dodge Street for the working class in the 1870s and 1880s.

**References:** Sanborn Insurance Maps: 1909, 1972.  
Dubuque City Directories: 1857 - 1970.  
Dubuque County Assessment Record: 3-24-5-27.  
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."  
Land Title Abstract (located at Iowa Department of Transportation, Ames Iowa).

**Compiler:** Clayton B. Fraser, Fraserdesign, Loveland Colorado.  
May 1988.